

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/2954/P	Eliette Harris	05/07/2021 22:30:04	OBJ	<p>The link from High Holborn to New Oxford Street is only a good idea if all the existing buildings on West Central Street are restored as they are, and not tampered with or parts demolished.</p> <p>Camden is missing a golden opportunity to create a satisfying and quality pedestrian experience.</p> <p>The current proposals destroy the very thing that would make this link attractive:</p> <p>The entire block of buildings (including the black painted and graffitied old venue) on all of West Central Street, restored and maintained offer a golden opportunity of a stylish pleasant link from HH to New Oxford St.</p> <p>The cost of the link from High Holborn to New Oxford Street should not be a massive high rise and the destruction of the continuity of the existing buildings on West Central Street.</p> <p>People like to meet up in an area that is built in a human context and holds interest. Not in an environment that looks like everywhere else.</p> <p>The existing buildings are physically and visually linked architecturally with arches and other consistent features. The proposals break up the architectural continuity of these buildings and substitute anodyne modern buildings. (Are these supposed to be homes by the way, they don't look like homes?). The existing buildings (including the black-painted ex night club venue which is continuous with the other buildings) look and feel like London. It might be easy to argue the Travelodge was a mistake but although these buildings have been over-painted and graffitied it is plain to see their attractiveness. They just need cleaning up and renovation. The proposed replacement buildings could be anywhere in the world they are repetitive and predictably glassy. Let people come across the pleasant surprise of these unique authentic, human scale existing buildings, which deserve to keep their place in the area.</p> <p>The West Central Street buildings must be protected and renovated and maintained to keep balance in the area - they soften the modern buildings.</p> <p>The existing buildings in West Central Street are being sacrificed under the banner of affordable housing. The block can still be used for housing if they are restored and maintained but they must remain as an entire and unmolested unit.</p> <p>The imposing skyscraper featured in the plans skews the current fragile balance of the area. The soft landscaping shown in proposed does little to hide the superficiality of the proposed buildings. They have no roots and will make this walkway a place to 'get through' rather than to enjoy wandering through.</p> <p>The ubiquitous (granite like/concrete?) setts as shown in hard landscaping proposal are uniformly dull and only reflect and refer to the dullness of the imposed. Why can't reclaimed materials be used for paving? These would be true references to heritage (To match for example slabs used in Gate Street). In many parts of this area buildings have evolved and that's what makes London and this part of London special. It shouldn't be assaulted by developments that are simply rocket-boostered upwards.</p> <p>Please get those West Central Street buildings back and protect them now. Please don't sell the wrong type of golden opportunity to developers - keep the golden opportunity to make this walkway a place that feels like</p>

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				<p>London. Restore its fine buildings and keep London identifiable as London.</p> <p>Make a pleasant link from High Holborn to New Oxford Street not a soulless one. Keep the West Central Street buildings - they belong as a unit and shouldn't be cut into.</p>
2021/2954/P	Pamela Smith	05/07/2021 11:55:13	COMMNT	<p>The proposed development is totally inappropriate for this prominent West End site. A 21 storey tower will dwarf the historic buildings in the area and is unnecessary at a time when there are so many empty shops and offices. What the area desperately needs is more affordable housing. The proposed allocation of just 12, with only half that number for social housing, is risible. This is an ideal opportunity to replace the current ugly multi-store tower block and car park with low-rise, high density housing and small businesses.</p>
2021/2954/P	Pamela Smith	05/07/2021 11:55:14	COMMNT	<p>The proposed development is totally inappropriate for this prominent West End site. A 21 storey tower will dwarf the historic buildings in the area and is unnecessary at a time when there are so many empty shops and offices. What the area desperately needs is more affordable housing. The proposed allocation of just 12, with only half that number for social housing, is risible. This is an ideal opportunity to replace the current ugly multi-store tower block and car park with low-rise, high density housing and small businesses.</p>
2021/2954/P	Patricia Wager	05/07/2021 20:18:34	COMNOT	<p>What a missed opportunity to add a great building to this historic area.</p> <p>The NCP carpark/Travelodge Hotel has been an eyesore for years and should never have been allowed to be built. This new proposal is now increasing the height even further and it will be a new eyesore protruding above the surrounding streets spoiling the view from such as the British Museum. It is totally inappropriate for its setting.</p> <p>Much has been made of replacing a street that had been lost enabling better access from Covent Garden, it is suggested, to the British Museum. This in no way balances the outrage of this new tower.</p> <p>Is there any guarantee that one of the sops to Camden in the form of social housing will actually be built? One has to doubt it. Camden will also benefit from the pay off in the form of S106 monies or such, and for whose benefit will those millions be?</p> <p>Does Camden have no pride in their built environment and what they will pass on to future generations?</p>
2021/2954/P	Pamela Smith	05/07/2021 11:55:12	COMMNT	<p>The proposed development is totally inappropriate for this prominent West End site. A 21 storey tower will dwarf the historic buildings in the area and is unnecessary at a time when there are so many empty shops and offices. What the area desperately needs is more affordable housing. The proposed allocation of just 12, with only half that number for social housing, is risible. This is an ideal opportunity to replace the current ugly multi-store tower block and car park with low-rise, high density housing and small businesses.</p>

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2021/2954/P	Mark Harrison	05/07/2021 18:24:56	OBJ	<p>The proposals violate the heritage DAS has spent 9 pages extolling. They propose:</p> <ul style="list-style-type: none"> • a huge tower block • changes & demolition to buildings in WCS <p>High-rise literally over-repeat a celebration to height and just move up, not forward. Human scale developments (e.g., Coal Drops Yard) enhance & do not dominate existing buildings. Centre Point being a 'cherished local landmark' is debateable - any affection for CP is likely due to its association with homelessness.</p> <p>Permission for similar proposals in the past has compromised the area's heritage. Prevent further dilution by pivoting to investing in the area's heritage USP.</p> <p>Eco credits claimed for a 'car free' development are undeserved. Proposals are only car free because of the demolition of the car park.</p> <p>LabTech use 'an existing background layer of modern development' as justification for the tower block. They also seize upon the ugliness of Travelodge building to justify proposals which repeat large & the high mistakes of the past. If accepted these proposals will provide precedent for future dilution of the character of the area.</p> <p>See pic: Coptic Street/New Oxford Street.</p> <p>Countless visual impact photos are given of where you can & cannot see the proposed tower.</p> <p>'What is the purpose of the height of this building?'</p> <p>'Who benefits from it?'</p> <p>'Why do the people of Camden & much further afield have to look at any of it at all?'</p> <p>It is the small details of diverse existing architecture that delight. These details have made the area beautiful incrementally over time by the choice of materials, human scale, and their individuality. They provide connectivity that links one place of charm & interest to another by curiosity & surprise encounters. E.g., 'Bridge of Aspiration' in Floral Street. The WCS buildings could do the same when maintained. These details are the discrete billboards that promote the area; they are its USP. The SH building is an advert. to 3 things: itself, LabTech & the architectural practice. Reject this billboard. The proposed offers no charm or interest but carves a predetermined self- referencing path through the area.</p> <p>Existing buildings are altered in the context of proposals & not the other way round. (H. Holborn building. is taller than Cuban embassy because of the scale of the proposed tower).</p> <p>A unified group of buildings in WCS has been targeted, one for demolition. It needs only basic TLC to refresh its sparkle. This entire block should be maintained immediately. It forms part of the character of the area & should not be made to accommodate these proposals.</p> <p>Camden council could stipulate</p> <ul style="list-style-type: none"> • new buildings should integrate not dominate. • be no higher than buildings they replace or same height as direct neighbour • existing structures be protected and maintained <p>If the economic arguments (boosted by the self-serving partnerships forged behind the scenes) are as open to</p>

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				<p>question as some of the claims in the DAS, they should be seriously scrutinised.</p> <p>Please:</p> <ul style="list-style-type: none"> • Don't allow billionaires to buy up prime areas of London • If they have already – enforce conservation & maintenance of heritage buildings <p>Building in the area is 'a privilege' not to be abused.</p> <p>High-rise are shooting up in all our cities. If these proposals go ahead, it will mark the continuance of a change in the balance, atmosphere & USP of the area.</p> <p>Camden should capitalise on its USP & make itself distinct by rejecting their dominance. Adopt a modern forward (horizontal)-looking vision to preserve its valued architecture accrued over time & encourage modern gems that integrate & don't dominate.</p>
2021/2954/P	Pamela Smith	05/07/2021 11:55:09	COMMNT	<p>The proposed development is totally inappropriate for this prominent West End site. A 21 storey tower will dwarf the historic buildings in the area and is unnecessary at a time when there are so many empty shops and offices. What the area desperately needs is more affordable housing. The proposed allocation of just 12, with only half that number for social housing, is risible. This is an ideal opportunity to replace the current ugly multi-store tower block and car park with low-rise, high density housing and small businesses.</p>